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**MINUTES**  
**PLAN COMMISSION**  
**April 5, 2016 at 6:30 p.m**  
**City Council Chambers**  
**222 Lewis Street River Falls, WI 54022**

**CALL TO ORDER/ROLL CALL** – meeting convened at 6:30 p.m.

**Members present:** Mayor Dan Toland, Andrew Brown, Lisa Moody, Scott Morrisette, Aleka Powell, Susan Reese, Todd Schultz, Mary Van Galen and Reid Wronski.

**Absent Excused:** None

**Staff present:** Tony Steiner, City Planner; Amy Peterson, Assistant Community Development Director and Jason Blatz, GIS/Planning Intern.

**Others Present:** Tim Lundgren (Eagle Storage):

**APPROVAL OF AGENDA/MINUTES**

The minutes of the previous regular Plan Commission Meeting were approved at the March 15, 2016 Workshop.

**PUBLIC COMMENTS** – None

**CURRENT PLANNING PROJECTS**

Stone Brook Townhome Community PUD- - Minor Amendment

Staff reviewed the memo sent to the Plan Commission on this request. In the fall of 2005 the City approved a Specific Implementation Plan for Stone Brook Townhome Community. Subsequently in 2007 the PUD was amended to reduce the number of overall units. Recently Eagle Storage purchased the last lot in the PUD, Lot 27 and has requested a minor change to the approved Specific Implementation Plan (SIP). Currently lot 27 of Stone Brook Townhome Community 1<sup>st</sup> Addition has a plat of condominium for the future development of 8 side by side units. The PUD as originally approved had 10 side by side units. This configuration was subsequently amended to 8 side by side units in 2007. Due to market preferences the developer has determined that two 4 plex's would be more marketable.

This is not the first minor change to a PUD that was approved after the economic downturn. The City has approved a number of minor alterations to aid in development of previously approved PUDs. It was noted that there are no changes to the roadway and the number of units will remain the same. There may need to be abandonment of sewer and water laterals due to a different configuration of the units and this will need to be coordinated with the Municipal Utility.

The Developer has reviewed the plans with the Stone Brook Town Home Community Home Owners' Association and has received no objections to the proposed change. The Plan Commission reviewed the request and found that the change did not constitute a substantial alteration of the general development plan.

**MSC Morrissette/Schultz** to approve the Resolution "Regarding Amendment to the Specific Implementation Plan for Stone Brook Townhome Community Planned Unit Development":  
**Unanimous.**

#### **UPDATE AND INFORMATION**

Annexation Primer: staff briefly reviewed a background memo sent to members on the annexation process. Staff is preparing a presentation on annexation for the Plan commission at the May 3<sup>rd</sup> meeting.

Community Development Monthly Status Report and Building Activity Dashboard: Staff reviewed the data and noted that in the future we will be using the Monthly Report format the Community Development Department uses for its report to council.

#### **ADJOURNMENT**

**MSC Moody/Van Galen** to adjourn/ 7:00 pm. Unanimous.

Respectfully submitted:

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Tony Steiner, City Planner